

HAMPSHIRE
EASTLEIGH BOROUGH COUNCIL
TOWN AND COUNTRY PLANNING ACT, 1971

To:— Mrs. L. Coe,
c/o Mr. D.E. Giddings,
24 Peverells Road,
Chandlers Ford,
Eastleigh. SO5 2AT

Reference No.:— 27504/1

In pursuance of their powers under the above-mentioned Act, the Council, as the local planning authority, hereby PERMIT erection of semi-detached house and garage at land adj. Bracklyn, 51 Bishopstoke Road, Eastleigh.

(amended plans received 12th September 1984) & (13th November 1984)
in accordance with your application on 8th June 1984 and the plans

and particulars submitted in connection therewith and subject also to due compliance with the conditions specified hereunder:—

1. The development hereby permitted must be begun within a period of five years beginning with the date on which this permission is granted.
2. The materials to be used shall match as closely as possible in type, colour and texture, those on the existing dwelling.
3. The trees on the site which are to be retained shall be protected during building operations by strict compliance with the requirements of the Local Planning Authority relating to the protection of trees (copy attached)
4. The existing trees and hedges marked in green on the approved plan shall be retained and protected during building operations by the erection of picket fencing at least 2 metres from the tree trunks and 2 metres from the hedges. The hedges shall be reinforced with further planting where necessary to the satisfaction of the Local Planning Authority.
5. The land since hatched blue on the approved plan shall be retained as amenity land in relation to the remainder of the site to be developed.
6. Notwithstanding the provisions of the Town and Country Planning General Development Orders 1977 to 1981 no building or structure permitted by Class 1.1 of the First Schedule of the Order shall be erected without the prior written consent of the Local Planning Authority.
7. Details of the measures to be taken on the construction of the foul and storm water drains to avoid mutual damage between them and adjacent trees shall be submitted to and approved by the Local Planning Authority before work commences on the site.

contd/...

N.B.—See notes overleaf.

Civic Offices,
Leigh Road,
Eastleigh, SO5 4YN.
Telephone: Eastleigh 614646.

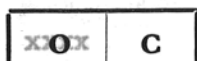
E. J. Benfield

DIRECTOR OF PLANNING AND DEVELOPMENT

Chief Planning Officer.

Date 30 OCT 1985

All enquiries relating to this permission should be made of the
Chief Planning Officer at the above address.



NOTIFICATION

(1) If the applicant is aggrieved by the decision of the local planning authority to grant permission or approval subjects to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 36 of the Town and Country Planning Act, 1971, within six months of receipt of this notice. Appeals must be made on a form which is obtainable from the Department of the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ. The Secretary of State has the power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him. (The statutory requirements are those set out in Section 36(7) of the Town and Country Planning Act, 1971, namely Sections 29(1), 30(1), 67 and 74 of the Act).

(2) In cases where a Government Department has expressed views on the proposals which are incorporated in the reasons for the imposition of conditions and the applicant wishes to lodge an appeal against such decision then a representative from that Government Department will attend any Planning Inquiry and be available to give evidence if the appellant asks for the presence of such a witness at the Inquiry. In such cases the appellant should notify the Council at the address given on the front of this form without delay. The representative would not be liable to cross-examination on questions of Ministerial policy but only on matters of fact and expert opinion.

(3) If permission to develop the land is granted subject to conditions whether by the local Planning Authority or by the Secretary of the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the district in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act, 1971.

(4) In certain circumstances, a claim may be made against the local planning authority for compensation where permission is granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 169 of the Town and Country Planning Act, 1971.

(5) The applicant is recommended to retain this form with the title deeds of the property.

IMPORTANT

Any failure to adhere to the details of the plans hereby approved or to comply with any conditions detailed in this notice constitutes a contravention of the provisions of the Town and Country Planning Act, 1971, in respect of which enforcement action may be taken.

If it is desired to depart in any way from the approved proposals, you should consult the Council at the address overleaf before carrying out the development.

- NOTES:
- (1) This permission does not purport to convey any approval or consent which may be required under the Town and Country Planning Act, 1971, otherwise than under Sections 29—34, or which may be required under any other Acts, including any Byelaws, Orders or Regulations made under such other Acts.
 - (2) Developers are reminded that the grant of planning permission does not entitle them to obstruct a right of way and that, if it is necessary to stop up or divert a right of way in order to enable the development to be carried out, they should apply without delay:—
 - (a) in the case of a footpath or bridleway, for an Authority under Section 210 of the Town and Country Planning Act, 1971;
 - (b) in any other case to the Secretary of State for the Environment for an Order under Section 209 of the Town and Country Planning Act, 1971;
 - (3) Attention is drawn to the provisions of Section 43 of the Hampshire County Council Act, 1972, relating to access for the Fire Brigade. A copy of the Section can be obtained at the local planning office.

HAMPSHIRE
EASTLEIGH BOROUGH COUNCIL
TOWN AND COUNTRY PLANNING ACT, 1971

contd/...

Reference No.: ...27504/1.....

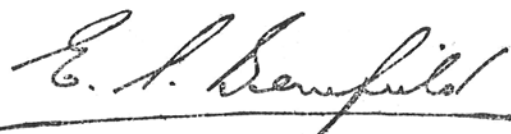
SCHEDULE

8. The minimum floor level of the dwelling shall be 900 mm. and the garage floor level 600 mm. above the level of the towpath opposite the site.
9. Unless otherwise stated these conditions shall be complied with before the building is occupied or the use commenced.

The reasons for the conditions above are:

1. To comply with Section 41 of the Town and Country Planning Act 1971
2. To ensure satisfactory visual relationship of the new development to the existing.
3. To ensure the enhancement of the development by the retention of natural features.
4. To maintain as far as possible the appearance of the area.
5. In the interests of amenity and the appearance of the locality.
6. To enable the Local Planning Authority to regulate and control the use of the site.
7. To ensure the enhancement of the development by the retention of natural features.
8. To secure properly planned development.
9. To ensure that the development is completed satisfactorily.

Civic Offices,
Leigh Road,
Eastleigh, SO5 4YN.
Telephone: Eastleigh 614646.



DIRECTOR OF PLANNING AND DEVELOPMENT

Chief Planning Officer.

30 OCT 1985

Date